

WARRANTY DEED

Grantor: MIG Partnership (also known as MIG General Partnership)

Address and Phone Number of Grantor: 825 Timber Creek Drive, Suite 101
Cordova, TN 38018
901-759-7000

Grantee: BancorpSouth Bank

Address and Phone Number of Grantee: 6955 Goodman Road
Olive Branch, MS 38654
662-892-1651

Indexing Instructions:

Lots 2, 4, 13, 14, 16, 18, 22, 26, 64, 65, 71, 82, 115, 116, 125, 127, 129, 130, 134, 139, 142, 143
and 144 Section A Estates of Davis Grove Subdivision, Section 23, Township 1 South, Range 7
West. **PB 89 Pgs 17-20**

THIS INSTRUMENT PREPARED BY
AND WHEN RECORDED RETURN TO:

✓ LeeAnne Marshall Cox
Burch, Porter & Johnson, PLLC
130 North Court Avenue
Memphis, Tennessee 38103
901-524-5000

MS Bar No.: 9605

WARRANTY DEED

THIS WARRANTY DEED is made and entered into this the 13th day of January, 2011, by and between MIG Partnership (also known as MIG General Partnership), a Tennessee general partnership ("Grantor"), and BancorpSouth Bank ("Grantee").

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warranty, except as hereinafter set forth, unto the Grantee the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DeSoto, State of Mississippi, and more particularly described as follows, to-wit:

Lots 2, 4, 13, 14, 16, 18, 22, 26, 64, 65, 71, 82, 115, 116, 125, 127, 129, 130, 134, 139, 142, 143 and 144, Section A, Estates of Davis Grove Subdivision, situated in Section 23, Township 1 South, Range 7 West, DeSoto County, Mississippi, as per plat recorded in Plat Book 89 Pages 17-20 in the Office of the Chancery Clerk for DeSoto County, Mississippi.

This Warranty Deed is an absolute conveyance, the Grantor having sold said land to the Grantee for a fair and adequate consideration, such consideration, in addition to that above recited, being full satisfaction of all obligations secured by the three (3) Deeds of Trust recorded in Book 2218 Page 112, Book 2373 Page 343 and Book 2103 Page 781 and Book 3059 Page 350, all in the Office of the Chancery Clerk for DeSoto County, Mississippi ("Deeds of Trust"), and the notes and/or bonds secured thereby. Grantor declares that this conveyance is freely and fairly made, and that there are no agreements, oral or written, or other than this deed between Grantor and Grantee with respect to said land. This Warranty Deed is given by Grantor as a deed in lieu of foreclosure. It is the purpose and intent of Grantor and Grantee that the interests of Grantee shall not merge with the interests of BancorpSouth Bank under the Deeds of Trust.

TO HAVE AND TO HOLD unto the Grantee, its successors and assigns, in fee simple forever, and free from all liens and encumbrances except for those shown on Exhibit A hereto.

By acceptance of this Warranty Deed, Grantee acknowledges and agrees that (a) the obligations of Grantor are "non-recourse" to the partners of Grantor, (b) Grantee will look solely to the assets of Grantor for the satisfaction of any of such obligations, and (c) the partners of the Grantor shall not have personal liability to Grantee or Grantee's successors and assigns by reason of their status as partners of Grantor.

IN TESTIMONY WHEREOF, witness the due execution hereof of the Grantor.

MIG PARTNERSHIP (also known as MIG
General Partnership)

By: Joanne Gutowsky

Joanne Gutowsky
Managing Partner

STATE OF Tennessee
COUNTY OF Shelby

PERSONALLY appeared before me, the undersigned authority in and for said county and state, on this the 13th day of January, 2011, within my jurisdiction, the within named Joanne Gutowsky, who acknowledged that he/she is the Managing Partner of MIG Partnership, a Tennessee general partnership, and that for and on behalf of said corporation, and as its free act and deed, he/she executed and delivered the above and foregoing instrument for the purposes therein expressed after first having been duly authorized so to do.

Patricia S. Weaver
Notary Public

My Commission Expires:

MY COMMISSION EXPIRES
JANUARY 12, 2013

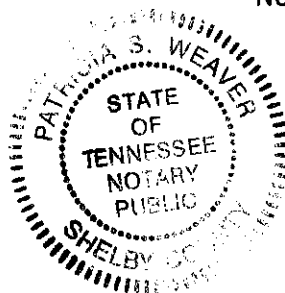


Exhibit A

1. 2011 City of Olive Branch and DeSoto County taxes.
2. Subdivision Restrictions, Building Lines and Easements of record in Plat Book 89 Pages 17-20 in the Office of the Chancery Clerk for DeSoto County, Mississippi.
3. Easements of record in Book 434 Page 52, Book 434 Page 81, Book 455 Page 688, Book 482 Page 408 and Book 539 Page 111 in the aforesaid Clerk's Office.
4. Declaration of Covenants, Conditions and Restrictions for Section "A" Estate of Davis Grove Subdivision of record in Book 481 Page 547 as amended and modified in Book 552 Page 59 and Book 554 Page 52 in the aforesaid Clerk's Office.
5. The Deeds of Trust.